178.0	0006	0011.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,200 / 658,200
					USE VALUE:	658,200 / 658,200
					ASSESSED:	658,200 / 658,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUSCEMI MICHAEL & CELESTE
Owner 2:	
Owner 3:	
Street 1:	16 DAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,012 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Wood Shingle Exterior and 1804 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6012.000	237,900		420,300	658,200
Total Card	0.138	237,900		420,300	658,200
Total Parcel	0.138	237,900		420,300	658,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.88 | /Parcel: 364.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120853
GIS Ref:
GIS Ref:
Insp Date: 07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0006-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,900	0	6,012.	420,300	658,200	658,200	Year End Roll	12/18/2019
2019	101	FV	200,300	0	6,012.	420,300	620,600	620,600	Year End Roll	1/3/2019
2018	101	FV	200,300	0	6,012.	354,200	554,500	554,500	Year End Roll	12/20/2017
2017	101	FV	200,300	0	6,012.	324,200	524,500	524,500	Year End Roll	1/3/2017
2016	101	FV	200,300	0	6,012.	276,200	476,500	476,500	Year End	1/4/2016
2015	101	FV	187,200	0	6,012.	240,100	427,300	427,300	Year End Roll	12/11/2014
2014	101	FV	187,200	0	6,012.	222,100	409,300	409,300	Year End Roll	12/16/2013
2013	101	FV	187,200	0	6,012.	211,300	398,500	398,500		12/13/2012

!14013!

PRINT

Date	Time
12/11/20	03:53:54

LAST REV

Date	Time
11/12/19	10:53:02
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14013

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARNAUD RENE E-P	1205-100		5/25/1999	Estate/Div	160,000	No	No		
	711-116		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	120853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2019	602	Insulate	2,800	C				
7/2/2004	584	Addition	35,050	C		G6	GR FY06	1&3/4STY 14X14 ADD

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Info At Door	336	PATRIOT
5/11/2006	OWNR INFO	BR	B Rossignol
3/31/2005	Permit Visit	BR	B Rossignol
11/13/2000	Hearing Chag	189	PATRIOT
2/29/2000	Inspected	276	PATRIOT
12/22/1999	Measured	163	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6012		Sq. Ft.	Site		0	70.	1.00	7									420,251						420,300	

Total AC/HA: 0.13802 | Total SF/SM: 6012 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,251 | Spl Credit | Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34848666
Const Adj.:	0.99495000
Adj $ / SQ:	140.876
Other Features:	66850
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323185
Depreciation:	85321
Depreciated Total:	237864

COMMENTS

OF=TOILET IN BMT & SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

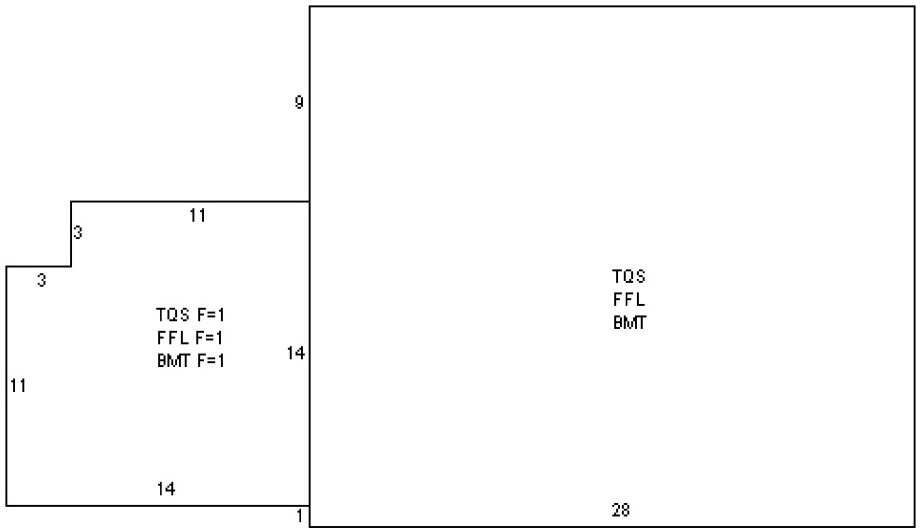
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.88
Special Features:	0	Val/Su Net:	100.72
Final Total:	237900	Val/Su SzAd	158.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	859	51.880	44,563
FFL	First Floor	859	140.880	121,013
TQS	3/4 Story	644	140.880	90,759

Net Sketched Area:	2,362		Total:	256,335	
Size Ad	1503.25	Gross Are	2577	FinArea	1804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0006-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	